

**ULSTER TOWN BOARD WORKSHOP
AUGUST 7, 2006 AT 7:00 PM**

CALLED TO ORDER BY SUPERVISOR WOERNER, CHAIRMAN at 7:00PM

SALUTE TO THE FLAG

ROLL CALL BY CLERK

TOWN COUNCILMAN CRAIG ARTIST
TOWN COUNCILMAN DAVID BRINK
TOWN COUNCILMAN JOEL B. BRINK
TOWN COUNCILMAN ROCCO SECRETO
SUPERVISOR NICKY B. WOERNER

COMMUNICATIONS – None

Presentation - The Birches at Chambers Senior Housing Project

Mrs. Nadine Shadlock, a representative from the Birches Project, presented a second phase of the senior housing project located off of Lawrenceville Street that would add 66 units plus a caretaker's residence on the property. The project is targeted toward the “frail elderly.” She requested that the Town Board consider being lead agency on the project.

Supervisor Woerner stated that the Town Board would consider a lead agency resolution at the next Town Board Meeting.

Councilman Joel Brink inquired whether more recreation rooms would be added to the site and how much of Maple Lane the project owns?

Mrs. Shadlock – No. The current amenities would be shared. The project owns some of Maple Lane. The Chinese Restaurant owns most of it. The part the projects owns, the mature tree will be saved.

Councilman Artist inquired what a caretaker cottage was.

Mrs. Shadlock said it is a place for a person who would be responsible for attending to onsite needs and a place to store items like lawn mowers, etc. It would be a small size, estimated at 800 to 900 square feet.

There was a discussion about the fencing along the property line. A four foot picket type of fence rather than a chain link fence would be installed along Lawrenceville Street.

Wastewater Treatment Department Vacancy Update.

Councilman Joel B. Brink motioned to hire Christopher Williams as a Waste Water Worker at a rate of \$10.00 an hour pending him passing all the necessary tests and physicals.

2nd by Councilman Secreto

Four Ayes – Supervisor Woerner abstained due to the fact that Mr. Williams is his second cousin.

The Proposed Design of the Washington Avenue and Sawkill Road Intersection.

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Councilman David Brink motioned to authorize the Town Supervisor to send a letter to Mr. Richard Peters, the Regional Planning and Program Manager, from DOT stating the Town Board support of the Washington Avenue improvement Project between the roundabout and the Esopus Creek. The Town Board has taken no position on the improvement to be designed.

2nd by Councilman Secreto

All Ayes

Discussion Regarding Upcoming Service Contracts.

Supervisor Woerner announced that the Town's uniform contract will expire at the end of October 2006 and that the Town's Computer Contract will end in November 2006.

The Budget Process for 2007.

Supervisor Woerner stated that budget requests have been sent out to the Town Department Heads and that they should have their proposal handed in by August 14, 2006.

Mr. Robert Barton requested the Town have the Kohl's Department Store clear the brush at the end of their property. He further stated his concern over the proposed blasting of the retention pond in the area as to the sound, dust and vibrations that it will create.

Mr. George Lucente stated that the property will be trimmed as soon as the recent hot spell ends.

There was a lot of discussion over the proposed Senior Chambers Project. There are elevators in the building. There will be a SEQRA and the land has not been sub-divided.

Mr. Bill Iacobellis stated that there seems to be young people in the current senior complex.

Mr. Steven Aaron, the developer and owner of Birchez Associates, stated that the first phase project requirements for occupancy in apartments include that residents be at least 55 years old. This is checked. The second phase requirement is 62 and older with the concept of age-in-place that would target the "frail and elderly". The clients are not likely to have children, but they may have grandchildren visit them.

There was a complaint about the ambulances that frequent the home.

Supervisor Woerner reported that he checked into the matter and there were about 45 medical calls to the location for the whole year. The police also did a speed check in the area and everything seemed fine.

Councilman Joel B. Brink motioned to adjourn the meeting at 7:50 PM

2nd by Councilman Secreto

All Ayes

Respectfully submitted by
Jason Cosenza, RMC
Ulster Town Clerk